




LEGEND

-  Low Density Residential
(5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
-  Medium Density Residential (Approx. 1235 Units)
-  Mobilehome Park (Approximately 300 units)



Existing Residential Land Uses

Kearny Mesa Community Plan

16
FIGURE

HOUSING ELEMENT

PRIMARY GOAL

Where not in conflict with overall community goals, preserve, or allow infill residential neighborhoods within Kearny Mesa, and protect them from commercial and industrial encroachment.

EXISTING CONDITIONS

Kearny Mesa contains two small areas of residential development (**Figure 16**). A 143-unit, single-family tract is located adjacent to I-805 between Balboa and Othello Avenues. The other residential area is a 300-unit mobile home park also located adjacent to I-805 between SR-52 and Convoy Court. The combined population of the two areas is approximately 1,000 residents. In addition, the StoneCrest Specific Plan allows for the development of approximately 1,235 residential units in an urban infill location, south of Aero Drive and west of I-15.

Single-Family Development

The 33-acre Royal Highlands single-family residential development is surrounded by nonresidential uses. Commercial development is located to the north and east, industrial development to the south and I-805 bounds the Royal Highlands on the west. The Royal Highlands subdivision is zoned R1-5000 and is landscaped and well maintained in spite of the apparent incompatibility with surrounding development. This subdivision has remained a stable, single-family residential neighborhood since its development in 1960.





Mobile Home Park

The 32-acre Kearny Lodge Mobile Home Park is also surrounded by nonresidential uses, including I-805 to the west, industrial development to the south, the Hickman Field recreational area to the east and a proposed industrial park to the north. The mobile home park is zoned A-1-10 and R1-20000, with a Mobile Home Park Overlay Zone. The Mobile Home Park Overlay Zone is intended to provide adequate sites for mobile homes as an alternative housing type. The overlay zone provides a means of preserving existing mobile home parks and reserving vacant sites designated in community plans for mobile home parks.

A mobile home park may be used for a purpose other than mobile homes if an application to discontinue the mobile home park is filed with the Planning Department. Primary to a discontinuance application is the submittal of a relocation plan that provides for the relocation of displaced tenants.



LEGEND

-  Low Density Residential
(5-9 DU/AC) (Approx. 143 Single-Family Detached Units)
-  Low Medium Residential
-  Medium Residential (Approx. 1235 Units)
-  Mixed Use Commercial Residential



Recommended Residential Land Uses

Kearny Mesa Community Plan

17
FIGURE

StoneCrest Specific Plan

The StoneCrest Specific Plan is a multiple use development of approximately 318 acres located at the most southerly terminus of the Kearny Mesa Planning Area outside of the central commercial core. In addition to existing office and commercial uses, the Plan provides for 1,235 residential dwelling units to be located along the westerly edge of the Plan area. The residential component of the Plan is zoned R-1500, and will allow the development of a medium-density residential urban infill project.

ISSUES

Both of the existing residential areas in Kearny Mesa are surrounded by uses that typically create adverse impacts to residents. Industrial, airport and freeway uses inherently generate noise, dust, odors and traffic in quantities above the tolerance level of residential uses. The impacts of I-805, industrial and commercial development, and Montgomery Field and NAS Miramar would appear to make most areas of Kearny Mesa an inappropriate location for a residential area. The proposed StoneCrest development is located along the I-15 corridor in a slightly more protected setting, adjacent to steep natural canyons and a Serra Mesa residential neighborhood.

The residential areas in Kearny Mesa, however, are not heavily impacted by surrounding land uses. The Royal Highlands neighborhood is a very stable, tranquil residential area. Most of the homeowners in this area are long-term residents who plan on retiring in this neighborhood. The matured landscaping in the neighborhood creates an effective buffer from the impacts of adjacent land uses. Likewise, StoneCrest, as previously mentioned, is located adjacent to steep natural hillsides and enjoys both a large vertical and horizontal separation from adjoining commercial and office uses, and would provide complementary residential uses.

POLICIES

- The Royal Highlands single-family residential area should be protected from encroachments of commercial and industrial development.
- New development occurring adjacent to a residential area should provide an adequate landscape buffer to minimize potential impacts.
- The Kearny Lodge Mobile Home Park should be designated Industrial and Business Park.
- Mixed-use projects containing residential development on urban infill sites should be encouraged where appropriate and where it furthers community and City land use and urban design policies.

RECOMMENDATIONS

- Retain the R1-5000 Zone on the Royal Highlands neighborhood to preserve this area as a single-family neighborhood (**Figure 17**). Requests for rezoning or other discretionary actions in this area that could result in construction of any type of residential structures other than traditional single-family houses with one unit per lot should be denied.
- Retain the Mobile Home Park Overlay Zone on the Kearny Lodge Mobile Home Park, but designate the site for future Industrial and Business Park use.
- Allow the rezoning from M1-B to R-1500 on a 186-acre portion of the StoneCrest property to permit residential development.